



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

January 29, 2009

AGENDA ITEM #
PAGE #

APPLICATION/CHANGE

POSTPONEMENTS

- | | | |
|---------------|---|--|
| 6. (11-43) | DOA-2008-1365 | Colonial Lakes (Control # 2006-010) |
| | Motion: To postpone thirty (30) days to Wednesday, February 25, 2009.
(Requested by the Agent) | |
| 9. (96-102) | ZV/DOA-2008-1038 | Loggers Run Commercial (Control # 1975-068) |
| | Motion: To postpone thirty (30) days to Wednesday, February 25, 2009.
(Requested by the Agent) | |
| 20. (336-342) | PDD/R/TDR-2008-0798 | Andalucia PUD (Control # 2008-129) |
| | Motion: To postpone thirty (30) days to Wednesday, February 25, 2009.
(Requested by the Agent) | |

AMENDMENTS

- | | | |
|---------------|-----------------------|--|
| 11. (132-155) | Z/CA-2007-2010 | ETC Office/Warehouse (Control # 1984-020) |
|---------------|-----------------------|--|

Amend Engineering Condition 1 to read as follow:

1. The developer shall construct Ohio Street from Congress Avenue to the eastern property limits, along the entire project's frontage, to Palm Beach County standards for an ultimate 50 ~~60~~ foot right of way local street. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. The construction shall include paved driveways to the southerly right of way line for all driveways within the limits of construction and drainage to Palm Beach County standards accounting for all contributory properties.

- a. Permits required for Improvements identified above shall be obtained from Palm Beach County prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng)
- b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

Amend Engineering Condition 3 to read as follow:

3. The property owner shall provide by warranty deed submitted to Palm Beach County Land Development Division for 25 ~~30~~ feet of right of way from centerline of Ohio Street prior to the issuance of the first building permit. Right of way conveyance shall be along the project's entire frontage and shall be free and clear of all encumbrances and encroachments. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey, if required by the County Engineer. Road right of way conveyances shall include where appropriate as determined by the County Engineer additional right of way for corner clips. (BLDG PERMIT: MONITORING-Eng)

Amend Engineering Condition 5 to read as follow:

5. The property owner shall provide by warranty deed submitted to Palm Beach County Land Development Division for 50 ~~60~~ feet of right of way from centerline of Congress Avenue prior to the issuance of the first building permit. Right of way conveyance shall be along the project's entire frontage and shall be free and clear of all encumbrances and encroachments. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey, if required by the County Engineer. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer additional right of way corner clips. (BLDG PERMIT: MONITORING-Eng)

Amend Planning Condition 1 to read as follows:

1. Prior to final approval by the Development Review Officer (DRO) the property owner shall record a cross access easement from the subject property to the NORTH, ~~East~~ and West, in locations acceptable to the Planning Division, the Traffic Division and in a form acceptable to the County Attorney. (DRO: Planning – Planning/County Attorney)

19. (275-308) **W/PDD/R-2008-1372 Retreat at Palm Beach (Control # 2008-026)**

Delete Engineering Condition 2 and 3 in its entirety. Renumber accordingly.

Amend Planning Condition 1 to read as follows:

1. ~~Prior to final approval by the Development Review Officer (DRO) the property owner shall record a cross access easement from the subject property to the east and to the west in locations acceptable to the Planning Division, the Traffic Division and in a form acceptable to the County Attorney.~~ Prior to Issuance of the Building Permit the property owner shall record the cross access easement from the subject property to the northeast in locations acceptable to the Planning Division, Traffic Division and approved by the County Attorney. The proposed northeast cross access shall be paved to the property line, and all appropriate landscaping and drainage plans shall be revised and submitted, at a time when the abutting property has received a Building Permit for approved DRO Site Plan modifications. The property owner will then have 180 days to complete the cross access. (BLDG/ONGOING: Monitoring-Planning)

Amend Planning Condition 2 to read as follows:

2. ~~Prior to the issuance of the first Certificate of Occupancy, the property owner shall pave all vehicular and pedestrian access points at the southeast, northeast and northwest locations, to the property line with a break in any landscape buffer, in locations shown on the Final Certified Site Plan. Prior to Issuance of the Building Permit the property owner shall record the cross access easement from the subject property to the northwest in locations acceptable to the Planning Division, Traffic Division and approved by the County Attorney. The Proposed northwest cross access shall be paved to the property line and completed before the first CO is issued. (BLDG/ONGOING: Monitoring-Planning)~~

Add Planning Condition 3 to read as follows:

3. Prior to Issuance of the Building Permit the property owner shall record the cross access easement from the subject property to the southeast in locations acceptable to the Planning Division, Traffic Division and approved by the County Attorney. The proposed southeast cross access shall be paved to the property line, and all appropriate landscaping and drainage plans shall be revised and submitted, at a time when the abutting property has received a Building Permit for approved DRO Site Plan modifications . The property owner will then have 180 days to complete the cross access. (BLDG/ONGOING:Monitoring-Planning)

Board of County Commissioners

County Administrator

Robert Weisman



Department of Planning, Zoning & Building

2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone: 561-233-5200
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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY JANUARY 29, 2009

**9:30 AM 6TH FLOOR
JANE M. THOMPSON MEMORIAL CHAMBERS**

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

POSTPONEMENTS/WITHDRAWALS/REMANDS

CONSENT AGENDA

REGULAR AGENDA

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

JANUARY 29, 2009

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In - County Attorney
- E. Motion to Adopt Agenda

POSTPONEMENTS/WITHDRAWALS/REMANDS

A. POSTPONEMENTS

1. **ZV/Z-2008-01518** Title: a Type II Zoning Variance application of Cordell Shaw by Moyle Flanigan, Agent. Request: to allow a reduction in the side setback and to allow an accessory structure to be located in the front yard.
Title: an Official Zoning Map Amendment of Cordell Shaw by Moyle Flanigan, Agent. Request: to rezone from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District..
General Location: Approximately 0.7 miles north of Donald Ross Road on the east side of Palmwood Road. **(Palmwood Shaw Rezoning)** (Control 2006-00095)

Pages:
Project Manager: Donna Adelsperger
Size: 0.62 acres ± BCC District: 1

Staff Recommendation: To postpone thirty (30) days to Wednesday February 25, 2009.

Zoning Commission Recommendation: Postponed 30 days

MOTION: To postpone thirty (30) days to Wednesday February 25, 2009.

2. **Z/DOA-2007-01185** Title: an Official Zoning Map Amendment application of Winners Church International by Land Research Management Inc., Agent. Request: rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District.
Title: a Development Order Amendment of Winners Church International by Land Research Management Inc., Agent. Request: to reconfigure the site plan, add land area, and add building square footage.
General Location: Southwest corner of Jog Road and Pioneer Road. **(Winners Church)** (Control 1985-00072)

Pages:
Project Manager: Ora Owensby
Size: 16.04 acres ± BCC District: 6

Staff Recommendation: To postpone thirty (30) days to Wednesday, February 25, 2009.

MOTION: To postpone thirty (30) days to Wednesday, February 25, 2009.

3. **Z/CA-2008-00437** Title: an Official Zoning Map Amendment application of Chretienne Eglise by Land Research Management Inc., Agent. Request: to rezone from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District

Title: a Class A Conditional Use of Chretienne Eglise by Land Research Management Inc., Agent. Request: to allow a place of worship and to allow a daycare.

General Location: Northeast corner of Wallis Road and Jog Road. **(Haitian Christian Church)** (Control 2007-00411)

Pages:

Project Manager: Anthony Wint

Size: 4.51 acres ±

BCC District: 6

Staff Recommendation: Postpone 30 days to Wednesday February 25, 2009.

Zoning Commission Recommendation: Approved: 7-0

MOTION: Postpone 30 days to Wednesday February 25, 2009.

CONSENT AGENDA

A. DISCLOSURES FOR THE CONSENT ITEMS

B. STATUS REPORTS

- 4. **SR 1997-032** Status Report for Resolution R-2005-1788 (Control # 1997-032), the application of AT&T Corporation Property Owner: Boca Raton Commerce Center II, LLC General Location: west side of Boca Rio Road, approximately 0.3 mile south of Glades Road Current Zoning: Light Industrial with a Conditional Overlay Zone (Space Plus). **(Boca Raton Commerce Center II, LLC)**

Pages: 1 - 5

Size: 4.79 acres ±

BCC District: 5

MOTION: 1) approve a time extension until September 22, 2011 for Resolution R-2005-1788 and 2) revoke concurrency approved for 71,692 s.f. of warehouse uses and 172 parking spaces.

- 5. **SR 2003-098** Status Report for Resolution R-2004-2274 (Control # 2003-098), the application of Robert C. Malt & Company Property Owner: Robert C. Malt & Company General Location: approximately 400 feet west of Military Trail on the north side of Orleans Court Current Zoning: Light Industrial with a Conditional Overlay Zone (Orleans Court Industrial). **(Robert C. Malt & Company)**

Pages: 6 - 10

Size: 2.09 acres ±

BCC District: 6

MOTION: To approve a time extension until October 28, 2011 for Resolution 2004-2274.

C. PREVIOUSLY POSTPONED ZONING APPLICATION

D. ZONING APPLICATIONS

6. **DOA-2008-01365** Title: a Development Order Amendment application of Colonial Lakes LLC by Land Design South Inc., Agent. Request: to modify conditions of approval (Site Design, Engineering, Landscaping, Workforce Housing and Transfer of Development Rights), reconfigure site plan and delete units
General Location: Approximately 500 feet west of Haverhill Road on the south side of Lake Worth Road. **(Colonial Lakes)** (Control 2006-00010)
- Pages: 11 - 43
 Conditions of Approval (27 - 32)
 Project Manager: Anthony Wint
 Size: 9.84 acres ± BCC District: 2
- Staff Recommendation: Staff recommends approval of the request subject to 30 Conditions of Approval as indicated in Exhibit C.
- Zoning Commission Recommendation: Approved: 7-0
- MOTION:** To adopt a resolution approving a Development Order Amendment to modify conditions of approval, reconfigure site plan and delete units.

7. **DOA/EAC/ABN-2008-01037** Title: a Development Order Amendment application of Republic Services of Palm Beach by Gunster Yoakley & Stewart PA, Agent. Request: to delete Conditions of Approval
Title: a Development Order Abandonment of Republic Services of Palm Beach by Gunster Yoakley & Stewart PA, Agent. Request: to allow a Legislative Abandonment of Conditional Overlay Zone.
General Location: South of Belvedere Road, east of Pike Road, west of Florida Turnpike.. **(Republic Services)** (Control 1994-00036)
- Pages: 44 - 62
 Project Manager: Anthony Wint
 Size: 12.31 acres ± BCC District: 6
- Staff Recommendation: RECOMMENDATION: Staff recommends approval of a Development Order Amendment to delete Conditions of Approval and a legislative abandonment of the Conditional Overlay Zone.
- MOTION:** To adopt a resolution approving a Development Order Amendment to delete Conditions of Approval.
- MOTION:** To adopt a resolution approving a Legislative Abandonment of the Conditional Overlay Zone.

8. **DOA/EAC-2008-01683** Title: a Development Order Amendment application of Kings Academy Inc, Palm Beach County by Kilday & Associates Inc., Palm Beach County, Agent. Request: to delete a condition of approval (Engineering)
General Location: East side of Sansbury's Way between Okeechobee Boulevard and Belvedere Road.. **(District Park K)** (Control 2002-00018)

Pages: 63 - 80

Conditions of Approval (74 - 80)

Project Manager: Ora Owensby

Size: 146.88 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of a Development Order Amendment subject to 43 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution recommending approval of a Development Order Amendment to delete a condition of approval (Engineering).

9. **ZV/DOA-2008-01038** Title: a Development Order Amendment application of Holdings GPH by Ruden McClosky, Agent. Request: to reconfigure the site plan and add square footage
General Location: Northeast corner of Palmetto Park and Oriole Country Road. **(Loggers Run commercial)** (Control 1975-00068)

Pages: 81 - 106

Conditions of Approval (96 - 102)

Project Manager: Joyce Lawrence

Size: 12.21 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 50 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved: 7-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and add square footage.

10. **ZV/DOA/R-2008-01357** Title: a Development Order Amendment application of Catoe Invstmnt Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Site Plan
Title: a Requested Use of Catoe Invstmnt Inc by Jon E Schmidt & Associates, Agent. Request: to allow a paint and body shop.
General Location: Approximately 245 feet south of Belvedere Road, on the West side of Stinson Way. **(Fantastic Finishes)** (Control 1982-00182)
- Pages: 107 - 131
 Conditions of Approval (118 - 123)
 Project Manager: Joyce Lawrence
 Size: 1.42 acres ± BCC District: 6
- Staff Recommendation: Staff recommends approval of the request subject to 25 Conditions of Approval as indicated in Exhibit C.
- Zoning Commission Recommendation: Approved: 7-0
- MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan.
MOTION: To adopt a resolution approving a Requested Use to allow an auto paint or body shop.

11. **Z/CA-2007-02010** Title: an Official Zoning Map Amendment application of 366 South Congress Llc by CWB Associates, Agent. Request: to rezone from the General Commercial (CG) and the Residential High Density (RH) Zoning Districts to the Light Industrial (IL) Zoning District
Title: a Class A Conditional Use of 366 South Congress Llc by CWB Associates, Agent. Request: to allow office space in excess of 30% of the Gross Floor Area (GFA).
General Location: Northeast corner of South Congress Avenue and Ohio Street. **(ETC Office/Warehouse)** (Control 1984-00020)
- Pages: 132 - 155
 Conditions of Approval (149 - 151)
 Project Manager: Carrie Rechenmacher
 Size: 1.31 acres ± BCC District: 3
 (affected area 1.18 acres ±)
- Staff Recommendation: approval of the rezoning request and the Class A Conditional Use subject to 11 Conditions of Approval stated in Exhibit C.
- Zoning Commission Recommendation: Approved: 7-0
- MOTION:** To adopt a resolution approving an Official Zoning Map amendment from the General Commercial (CG) and the Residential High Density (RH) Zoning Districts to the Light Industrial (IL) Zoning District.
MOTION: To adopt a resolution approving a Class A Conditional Use to allow office space in excess of 30% of Gross Floor Area (GFA).

12. **SV/Z-2008-00439** Title: an Official Zoning Map Amendment application of Alex Gastaliturri by Lewis Longman & Walker PA, Agent. Request: to rezone from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District
General Location: Approximately 2,445 feet north of Lantana Road on 1st Road. **(Gastaliturri Rezoning)** (Control 2005-00371)

Pages: 156 - 173

Project Manager: Carol Glasser

Size: 1.54 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 0 conditions of approval. Exhibit C as attached are conditions of approval for the subdivision variance approved by the Zoning Commission.

Zoning Commission Recommendation: Approved: 7-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to rezone from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.

13. **ZV/DOA/R-2008-01523** Title: a Development Order Amendment application of Garden Shops at Boca Joint Venture by Kilday & Associates Inc., Agent. Request: to reconfigure the site plan and add square footage
Title: a Requested Use of Garden Shops at Boca Joint Venture by Kilday & Associates Inc., Agent. Request: to allow a Type I Restaurant with a drive-thru.

General Location: The southwest corner of the intersection of West Palmetto Park Road and Powerline Road. **(Garden Shops at Boca II)** (Control 1981-00115)

Pages: 174 - 206

Conditions of Approval (195 - 202)

Project Manager: Autumn Sorrow

Size: 18.73 acres ±

BCC District: 4

(affected area 18.62 acres ±)

Staff Recommendation: Staff recommends approval of the requests for a DOA to reconfigure the site plan and for a Requested Use to allow a Type I Restaurant with Drive-thru subject to 49 conditions as found in Exhibit C.

Zoning Commission Recommendation: Approved: 7-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure site plan and add square footage.

MOTION: To adopt a resolution approving a Requested Use to allow a Type I Restaurant with Drive Thru.

14. **ZV/CA/TDR-2008-00612** Title: a Class A Conditional Use application of Place of Hope Inc , Village of Hope of Palm Beach County Inc by Cotleur & Hearing Inc., Agent. Request: to allow a Type 3 Congregate Living Facility
Title: a Transfer of Development Rights of Place of Hope Inc , Village of Hope of Palm Beach County Inc by Cotleur & Hearing Inc., Agent. Request: to allow the Transfer of Development Rights for 3 units and designate this site as the receiving area, and to allow the reduced cost of \$1.00 per unit for the Transfer of Development Rights units.
General Location: West side of Burma Road approximately one-tenth mile south of Northlake Blvd. (**Village of Hope**) (Control 2008-00110)

Pages: 207 - 235

Conditions of Approval (229 - 231)

Project Manager: Carol Glasser

Size: 1.43 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 11 conditions of approval for the Conditional Use and 6 conditions of approval for the Transfer of Development Rights.

Zoning Commission Recommendation: Approved: 7-0

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Type III Congregate Living Facility.

MOTION: To adopt a resolution approving a Transfer of Development Rights for 3 units and to designate this site as the receiving area, and to allow the reduced cost of \$1.00 per unit for the Transfer of Development Rights units.

E. ABANDONMENTS

15. **ABN-2008-02224** Title: a Development Order abandonment application of Robert L Terry by Jon E Schmidt & Associates, Agent. Request: to abandon approvals granted through Resolutions R-83-801, R-83-802, R-90-052, R-91-519.
General Location: Northeast corner of Benoist Farms Road and Southern Blvd.. (**JCL Contractor's Storage**) (Control 1983-00045)

Pages: 236 - 238

Project Manager: Andrea Harper

Size: 0.78 acres ±

BCC District: 6

Staff Recommendation: Staff recommend approval of development order abandonment.

MOTION: To adopt a resolution approving an Development Order Abandonment to abandon approvals granted through Resolutions R-83-801, R-83-802, R-90-052, R-91-519.

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS

C. STATUS REPORTS

16. **SR 1986-114** Status Report for Resolution R-2005 (Control # 1986-114), the application of Summit Christian School. Property Owner: Summit Christian School General Location: southeast corner of Haverhill Road and Summit Boulevard. Current Zoning: RM-Multiple Family Residential with a Special Exception to allow a private educational institution including day care (Summit Christian School). **(Summit Christian School)**

Pages: 239 - 244

Size: 26.67 acres \pm

BCC District: 2

DISCLOSURE

MOTION: 1) approve a time extension to September 22, 2011 for Resolution R-2005-1794, 2) revoke concurrency for the approved unbuilt square footage (128,059 sf), and 3) direct the Code Enforcement Division to cite the property owner for failure to comply with condition Landscape Standard 4.

17. **SR 1980-188.4** Status Report for Resolution(s) R-96-1956 and 96-1957 (Control # 1980-188), the application of Florida Conference Association of 7th Day Adventist Property Owner: Florida Conference Association of Seventh-Day Adventists. General Location: south side of Summit Blvd., 800 feet east of Jog Road Current Zoning: Residential Transitional Urban with a Development Order Amendment to add land area (+3.01); add square footage (+13,071) and reconfigure site plan(7th Day Adventist Church). **(Florida Conference Association of Seventh-Day Adventists.)**

Pages: 245 - 249

Size: 7.42 acres \pm

BCC District: 6

DISCLOSURE

MOTION: To approve a time extension until October 24, 2011 for Resolutions R-96-1956 and 96-1957.

D. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

18. **SCA-2009-00001** Title: application of Diwatch Intrntnal Consultants Inc by Seminole Bay Land Company Inc., Agent. Request: From Commercial High with an underlying 8 units per acre (CH/8) and High Residential, 18 units per acre (HR-18) to Commercial High with an underlying 18 units per acre (CH/18).
General Location: South Side of Lake Worth Rd, Approximately 500' West of Kirk Rd. **(Lake Worth/Kirk SW Commercial)** (Control 2008-00026)

Pages: 250 - 274

Project Manager: Jorge Perez-Gutierrez

Size: 2.36 acres ±

Staff Recommendation: Approval of the proposed amendment from Commercial High CH/8 front 140 feet, Residential High RH-18 in rear portion to Commercial High CH/18

MOTION: To adopt an ordinance approving the proposed amendment from CH/8 & RH/18 to CH/18.

19. **W/PDD/R-2008-01372** Title: a Waiver of Dimensional Criteria application of Diwatch Intrntnal Consultants Inc by Seminole Bay Land Company Inc., Agent. Request: to allow a reduction of lot frontage on the north property line for a Planned Development District
Title: an Official Zoning Map Amendment to a Planned Development District of Diwatch Intrntnal Consultants Inc by Seminole Bay Land Company Inc., Agent. Request: to rezone from the Neighborhood Commercial (CN) and the Multi-family Residential (RM) Zoning Districts to the Mixed Use Planned Development (MXPD) Zoning District.
Title: a Requested Use of Diwatch Intrntnal Consultants Inc by Seminole Bay Land Company Inc., Agent. Request: to allow a Type 3 Congregate Living Facility.
General Location: South side of Lake Worth Road West of Kirk Road. **(Retreat at Palm Beach)** (Control 2008-00026)

Pages: 275 - 308

Conditions of Approval (301 - 303)

Project Manager: Carol Glasser

Size: 2.34 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 20 conditions of approval.

Zoning Commission Recommendation: Approved: 6-1 as amended

MOTION: To adopt a resolution approving a Waiver to allow a reduction of lot frontage on the north property line for a Planned Development District.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to rezone from the Neighborhood Commercial (CN) and the Multifamily Residential (RM) Zoning Districts to the Mixed Use Planned Development (MXPD) Zoning District.

MOTION: To adopt a resolution approving a Requested Use to allow a Type 3 Congregate Living Facility.

E. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

F. PREVIOUSLY POSTPONED ZONING APPLICATIONS

20. **PDD/R/TDR-2008-00798** Title: an Official Zoning Map Amendment to a Planned Development District application of Standard Pacific of South FL GP Inc. by Kilday & Associates Inc., Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District
- Title: a Requested Use of Standard Pacific of South FL GP Inc. by Kilday & Associates Inc., Agent. Request: to allow the Transfer of Development Rights.
- Title: a Transfer of Development Rights of Standard Pacific of South FL GP Inc. by Kilday & Associates Inc., Agent. Request: to allow the Transfer of Development rights for 115 units, to designate this site as a receiving area, and to allow a reduced cost of \$1.00 per unit for 59 Transfer of Development Rights units.
- General Location: Approximately 1 mile south of Lake Worth Road on the east side of Lyons Road. **(Andalucia PUD)** (Control 2008-00129)

Pages: 309 - 346

Conditions of Approval (336 - 342)

Project Manager: William Cross

Size: 58.03 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment; Requested Use; and, the Transfer of Development Rights (TDR) for 115 units, with a sale of 59 units for workforce housing at a price of \$1.00/unit, subject to 46 Conditions of Approval, as indicated in Exhibit C.

TDR Requested Use: to recommend approval of the request.

Transfer of 115 TDR Units: to recommend approval of the request, including the sale of 56 TDR units at a costs of \$1.00/unit.

Zoning Commission Recommendation: Approval: 4-3, as amended

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to a Planned Development District allowing a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District.

MOTION: To adopt a resolution approving a Requested Use to allow the Transfer of Development Rights.

MOTION: To adopt a resolution approving a Transfer of Development Rights to allow the Transfer of Development Rights for 115 units, to designate this site as a receiving area, and to allow a reduced cost of \$1.00 per unit for 59 Transfer of Development Rights units.

G. ZONING APPLICATIONS - NEW

H. ULDC AMENDMENTS

DIRECTOR COMMENTS

A. COUNTY ATTORNEY

21. [Quasi Judicial Rules](#)

Pages: 347 - 353

COMMISSIONER COMMENTS

ADJOURNMENT